

MIDDLETOWN ZONING BOARD OF APPEALS
PUBLIC HEARING MAY 6, 2021

VIA WEBEX

**PUBLIC COMMENT MAY BE LIMITED TO FIVE MINUTES. PUBLIC IS ENCOURAGED TO
SUBMIT WRITTEN COMMENTS PRIOR TO OR AT THE PUBLIC HEARING**

1. Request for a variance of Section 13.04.04 to install an 8' fence along the frontage of property located at 80 & 90 Industrial Park Road. Applicant/agent Airline Avenue Realty, LLC ZBA2021-3
2. Request for a variance of Sections 21.02 lot size, 21.03 lot coverage and 21.04 off-street parking for the 16 existing lots on Military Road. Applicant/agent The Middletown Housing Partnership Trust, Inc/Attorney David E. Rosenberg ZBA2021-4
3. Request for a variance of Section 47.02 to install a 15' x 30' above ground pool three (3) feet from side yard fence line at 142 Tavern Circle. Applicant/agent Lorrie Tine ZBA2021-5
4. Request for a variance of Sections 21.01, 21.03, 21.04 and 40.04.16 for reconfiguration of a garage and addition of a screened porch/deck at 29 Gordon Place. Applicant/agent Maryann & Jonathan Best ZBA2021-6
5. Request for a variance of Section 21.02 to replace an existing timber wall with a 13' concrete wall at 46 Dorothy Drive. Applicant/agent Linda & Kristen Rzasa ZBA2021-7

Steven Kovach, Chairman
Zoning Board of Appeals

P.O. No. #32983, Account No. 0245877

The above legal notice to appear in the Hartford Courant TWICE

Friday, April 23, 2021
Friday, April 30, 2021

Certified 4/19/21

91 7199 9991 7030 3033 1921

w/ sign info

**NOTICE OF VIRTUAL
PUBLIC HEARING
FOR
ZONING BOARD OF APPEALS
AT 5:30 PM
MAY 6, 2021**

**A link to meeting can be found at
www.middletownct.gov**

1. LOCATION – See Legal Notice for location (Municipal Building or Russell Library) of meeting.
2. DATE – Show date assigned for hearing by either the Planning and Zoning Commission or the Zoning Board of Appeals.

Revised 2/10/92

Section 48.03.05 Public Hearing Notice

Notice of any public hearing for any reason authorized by this Code shall be given as required by the Connecticut General Statutes, as amended. Additionally, the applicant shall cause to be posted a sign or signs and written notice to be given notifying the public of a public hearing related to an application for all such hearings. The signs and the written notice shall be the responsibility of the applicant and posted subject to the following conditions:

- 1.) The sign shall be posted seven (7) calendar days prior to the date of the public hearing (Eight (8) days if the seventh day is a holiday) and shall not be removed by the applicant until the hearing is closed;
- 2.) The sign shall be firmly secured to the ground or structure to prevent vandalism and shall be along the most visible portion of road frontage. The sign shall be erected in a manner so as to be visible to traffic moving in both directions and be perpendicular to the roadway, except in the case of signs at the end of cul-de-sacs. If there is more than one frontage of the parcel on an improved street or streets, one sign for each frontage shall be posted; (Section amended effective 7/15/2001)
- 3.) The composition of the sign shall be of a durable material (wood or metal) forty (40) inches by forty (40) inches in size painted white with black lettering having a minimum height of four (4) inches with a letter stroke of one (1) inch;
- 4.) The signs shall advertise the date, time, and place of the public hearing;
- 5.) The Zoning Enforcement Officer shall file a report with the Commission that the sign was observed in place in accordance with the above;
- 6.) An applicant who fails to display the sign shall be required to withdraw and file a new application and fee;
- 7.) The sign shall be taken down one (1) week after the public hearing is closed;

8.) Any sign not removed shall be ordered to be removed by the Zoning Enforcement Officer, who is authorized to rescind and revoke any approval for non compliance;

9.) Applications shall include a list, prepared by the applicant, of the names and mailing addresses of the owners of all parcels of land included within the application and abutting the subject property as shown on the most recent records on file in the City Tax Assessor's Office (or the actual owners of record if otherwise known by the applicant). If a condominium project abuts such property, the applicant shall list the owners of such units which abut such property directly and the condominium association (all owners not required). The applicant shall mail notification of said pending application to at least one (1) owner of each such property not more than fifteen (15) days or less than ten (10) days before the public hearing, by transmitting the text of the public hearing notice as provided by the Commission;

10.) Evidence of such mailing, in the form of United States Post Office Certificates of Mailing, shall be submitted to the Planning Office along with the above said list of property owners, not less than five (5) calendar days prior to the hearing date. Failure to comply with any of the procedures required herein, shall be deemed valid basis for denial of the subject request; and

11.) These requirements shall apply to any amendment proposed by the Commission unless the proposal would require the mailing of greater than fifty (50) certified letters or the posting of more than two (2) signs.

(Section amended effective 10/1/96)

Nesco, Susan

From: Kristen Rzasa <kris86@snet.net>
Sent: Wednesday, April 21, 2021 11:19 AM
To: Nesco, Susan
Subject: Re: Questions

This email was sent by someone outside of the City of Middletown.

Ok thank you!

The only letter I need to send is:

Seb and Marie Tata
38 Dorothy Drive
Middletown CT 06457

I'll probably get that done today or tomorrow and I'll email you the confirmation. Thank you for the other information as well!

> On Apr 21, 2021, at 11:04 AM, Nesco, Susan <Susan.Nesco@middletownct.gov> wrote:
>
> Good morning Kristen,
>
> 1) You are supposed to make copies of the public hearing notice and send that to the abutters or you can just write them a letter telling them what the variance is for;
>
> 2) You can email me a list but I still need proof of CERTIFIED mailings before the meeting. (you can also email those to me).
>
> 3) No you do not have to send yourself a letter.
>
> 4) We do not supply signs. It's up to you. We do have someone in town that does them for a fee. (Mike's Signs - 860-347-1462), He makes the signs, installs them and takes them down once it's approved or denied.
>
> 5) I will be depositing your check on Thursday.
>
> Let me know if you need anything else.
>
> Thank you,
> Sue
>
> -----Original Message-----
> From: Kristen Rzasa <kris86@snet.net>
> Sent: Wednesday, April 21, 2021 10:27 AM
> To: Nesco, Susan <Susan.Nesco@MiddletownCT.Gov>
> Subject: Questions
>
> This email was sent by someone outside of the City of Middletown.
>
> Good morning,
>
> I received your certified letter today and I need some clarification:

>
> What exactly am I supposed to mailings to my neighbors?
>
> Since I already sent in my application, can I email you who I'm sending it too?
>
> Do I legally have to send myself a letter?
>
> When do I come pick up the sign?
>
> When to checks normally get deposited?
>
> Thanks!
>
> Kristen

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Middletown CT 06457

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00

Postage \$0.55

Total Postage and Fees \$4.15

0457

APR 22 2021

Postmark
Here

04/22/2021

Delivered To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Mr & Mrs Sep Tate

38 Dorothy Drive

Middletown CT 06457